

LEGAL DESCRIPTION:

Real Property located at 934 Main Street in Vassalboro, Maine. Further described in a quickclaim deed recorded in Book 6726, Pages 152, and 153 at the Kennebec County Registry of Deeds as follows: A certain piece or parcel of land located in Vassalboro, County of Kennebec, State of Maine, and further bounded and described as follows, to wit: Beginning at a steel pin in or near the westerly side line of Route No. 32 in said Vassalboro. Said steel pin marks the southeasterly corner of land conveyed by Ladd Development Association to Leigh R. Frankenfield by deed dated December 27, 1984, and recorded in the Kennebec County Registry of Deeds in Book 2761, Page 76, thence on a 1981 magnetic bearing of south six degrees twenty minutes west (S 06 degrees 20' W) along the westerly side line of Route No. 32 for two hundred eighty-two and seven tenths feet (282.7') to a steel pin; thence south eight-two degrees fifty-seven minutes west (S 82 degrees 57' W) along land now or formerly of Ladd Development Association for one hundred forty-three and five tenths feet (143.5') to a steel pin; thence south one degree thirty minutes east (S 01 degrees 30' E) along land now or formerly of Ladd Development Association for one hundred eighty and seven tenths feet (180.7') to a steel pin; thence continuing on the above course for eleven and four tenths feet (11.4') to a point in the apparent northerly side line of Bridge Street, so-called; thence south seventy-eight degrees forty-nine minutes west (S 78 degrees 49' W) along the northerly side line of Bridge Street for one hundred three and six tenths feet (103.6') to a point; thence north three degrees twenty-three minutes west (N 03 degrees 23' W) along land conveyed by the Inhabitants of the Town of Vassalboro to the Vassalboro Fire Department Inc. by deed dated November 13, 1963, and recorded in the Kennebec County Registry of Deeds in Book 2336, Page 123 for one hundred thirty-six and four tenths feet (136.4') to a point; thence south eighty-four degrees thirty-seven minutes west (S 84 degrees 37' W) along land of Vassalboro Fire Department Inc. for fifty-seven and six tenths feet (57.6') to a point; thence south five degrees twenty-two minutes east (S 05 degrees 22' E) along land of the Vassalboro Fire Department Inc. and land conveyed by the American Woolen Company to American Legion Fire Assn. by deed dated May 24, 1949, and recorded in the Kennebec County Registry of Deeds in Book 873, Page 540 for one hundred thirty-five and nine tenths feet (135.9') to a point in or near the northerly side line of Bridge Street; thence south eighty-seven degrees fifty minutes west (S 87 degrees 50' W) along the northerly side line of Bridge Street and crossing Outlet Stream, so-called for seventy-nine and one tenth feet (79.1') to a steel pin. The last named steel pin marks the southeasterly corner of Lot 48 as shown on a plan entitled "Plan Showing Property in North Vassalboro, Maine Owned By American Woolen Co. John Franklin, C.E. September, 1935" and recorded in the Kennebec County Registry of Deeds in Plan Book 12, Pages 46 and 47; thence

northerly along the easterly line of said lot along land now owned or occupied by Marilyn Reynolds and land owned or occupied by Elizabeth Shorey to a point; thence north eighty-three degrees thirty-one minutes (N 83 degrees 31'E) east and crossing said Mile Brook to a steel pin. The tie bearing and distance between the two last mentioned steel pins is north nineteen degrees fifty-eight minutes west (N 19 degrees 58' W) for four hundred nine and seven tenths feet (409.7'); thence north eighty-three degrees thirty-one minutes east (N 83 degrees 31' E) along land of Frankenfield for three hundred sixty-nine and three tenths feet (369.3') to a steel pin; thence north fifteen degrees forty-five minutes east (N 15 degrees 45 ' E) along land of Frankenfield for one hundred thirty-three and seven tenths feet (133.7') to a steel pin; thence south seventy-four degrees fifty-seven minutes east (S 74" 57' E) along land of Frankenfield for one hundred forty-three and five tenths feet (143.5') to the point of beginning. For source of reference is made by Warranty Deed from Harold D. Marden to Marden & Hutchins Realty Co. dated December 23, 1988, and recorded in the Kennebec County Registry of Deeds, Book 3483, and Page 211.